

Continental Ranch Community Association
Board of Directors Study Session
At the Community Center
Agenda
May 12, 2010 at 6:30 pm

I. Call to Order

II. Roll Call	President	John Lambert
	1 st Vice-President	Chuck Stead
	2 nd Vice-President	Marilyn Stimpson
	Secretary	Peggy Brachen
	Treasurer	Connie DeLarge
	Director at Large	Terry Paschen
	Director at Large	Gus Lipins

III. Approval of the Agenda

IV. Invited Guests: none

V. Approval of Previous Meeting April 21, 2010

VI. Appeals, Requests and Waivers initiated from Homeowners- none

VII. Approval of Consent Agenda

VIII. President's Report

IX. Facilities

- A. Management presents the proposal to Light the Monuments: There are three bids: Lite Sync, Sovereign Electric and Sky Valley Landscape.

- B. Management request to the Board to authorize payment of an additional \$800 to Stewart paving for the unforeseen extra demolition of average 13" deep concrete along the tot lot and the need for extra AB material in preparation for the pavers.

- C. Management request to the Board to authorize purchase of conference table pads from Table Pads Custom at a cost of \$269 plus delivery to protect the table.
 - D. Management request to the Board to authorize purchase of conference table pads from Table Pads Custom at a cost of \$269 plus delivery to protect the table.
 - E. Management recommendation to repair and replace the vandalized oval tube of the Windmill Park play system at a cost of \$1,239.13
- X. Landscape Committee
- A. Board directive to Landscape Committee to upgrade the Windmill Park entry.
 - B. Board directive to landscape Committee to use DLC as the contractor for the monuments upgrades due to the pre-negotiated pricing in place with the contract.
- XI. Activities Committee
- A. No meeting per Consent Agenda April 21, 2010
- XII. Covenants Committee
- A. Fines: TBD – Pending Tuesday May 11, 2010 Committee Meeting
- XIII. Finance Committee
- A. The meeting with the Auditor to review the 2009 Audit is May 13 at 6:30 pm at Windmill Park Boardroom. The Board is invited to attend. This is the regularly scheduled Finance Committee meeting.
- XIV. Pool Committee
- A. No recommendations at this time.
- XV. ARC Committee
- A. No recommendations at this time.
- XVI. New Business
- A. Nominating Committee: Attached is the timeline for events leading up to the Annual Meeting. Three Board Member terms are expiring: DeLarge, Lambert and Stead. The Nominating Committee will be appointed at this meeting. The Committee is composed of five members from which a chairperson will be elected. Two public meetings need to be held between May 24th and July 21st for qualified candidates. Suggested dates for the two public meetings are Monday, June 14th and Tuesday, June 29th at the Community Center. These dates

have been reserved. The slate of Candidates will be announced at the July 21st Board Meeting.

- B. Recommendation from Management and CRCA Auditor Todd Lundering: to open an operating Money Market account at a local bank for deposit of current budget assessments when the Mutual of Omaha operating account reaches \$250,000. No more than \$250,000 will be kept in the Mutual of Omaha operating account. Money placed in the new (overflow) account will be transferred back to Mutual of Omaha account when its funds drop below \$250,000 as bills are paid. Management recommends using Canyon Bank for this new account as they are a local bank with a branch at Silverbell and Coachline.
- C. Recommendation from Management to pay Todd Lundering, CPA the additional \$2,000 for the audit as per his letter. His total fee including this amount is \$1,500 less than the budget.
- D. Recommendation from Management to replace the fencing around both pools with new wrought iron.

XVII. Old Business

- A. Community Center Rental Rates
- B. Proposal from New Dimensions Ministry to rent the Community Center on Sundays.
- C. Parking

XVIII. Manager's Report

- A. Provided at Board Meeting

XIX. Adjourn